

**New Neighborhoods, Inc.
40 Stillwater Avenue
Stamford, CT 06902
203-359-2215**

Date: March 4th, 2010

To: CT State Legislature, Housing Committee

From: Ross Burkhardt, President & CEO
New Neighborhoods, Inc

Re: H.B. No. 5397 AAC Real Estate Licensing
for Non-profit Housing Corporations

I am writing to request that your committee approve H.B. No. 5397. Much of the explanation for why we need the legislation has been presented by others, particularly my colleague Larry Kluetsch, the Executive Director of the Mutual Housing Association of Southwestern Ct. Our intent in requesting this legislative amendment is to clarify the licensing requirements for non-profit housing groups like New Neighborhoods, Inc. We manage properties we have developed using Low Income Housing Tax Credits (LIHTC). The general exemption for an entity to manage its own properties, contained in Section 20-329 (1), is ambiguous when applied to LIHTC properties.

We also know that CT Association of Realtors believes that this legislation is not needed, and we appreciate their support in clarifying the matter administratively. However, until such an administrative remedy is in place, we believe that legislation proposed here should continue though the legislative approval process. We appreciate your consideration of this legislation and look forward to working with the legislature in the future.